## 25040 57 AVENUE LANGLEY

Salmon River, V4W 1T6

	Salmon River, V4W 116					
Depth/Size (ft):	306.10	Bedrooms:	4	Approx. Year Built	t: 1992	2
Frontage (ft):	136.15	Bathrooms:	3	Age:	32	
ot Area: (sq.ft.)	41,382.00	Full Baths:	2	Zoning:	SR-1	1
Flood Plain:	No	Half Baths:	1	Gross Taxes:		26.65
Rear Yard Exp:	South			For Tax Year:	2023	3
/iew:				P.I.D.:		949-722
ityle of Home:	1 Storey,Rancher/Bur	ngalow	Parking:	Total: 15 - Covered	1: 2	
Construction:	Brick, Frame - Wood		Covered Parking:	2		
xterior:	Brick,Mixed,Wood		Parking Access:	Front		
oundation:			Parking:	Add. Parking Avail.	.,Garage; Double	e,RV Parking Ava
ain Screen:			Locker:			
enovations:	Partly		Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
vater Supply:	City/Municipal		Title to Land:	Freehold NonStrata	a	
uel/Heating:	Hot Water,Natural Ga	s,Radiant	Property Disc:	Yes		
Outdoor Area:	Fenced Yard, Patio(s)	& Deck(s)	PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
Igmt. Company: Complex / Subdiv: Services Connected:	Community,Electricity			12		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 1 SECTION 11 T Garden, In Suite Laur Central Location, Golf ClthWsh/Dryr/Frdg/S	TOWNSHIP 11 NEW WESTMINST ndry,Storage i Course Nearby,Private Setting,Pr tve/DW,Garage Door Opener,Smo	vate Yard,Recreation Nearby,			
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric:	LOT 1 SECTION 11 T Garden, In Suite Laur Central Location, Golf	TOWNSHIP 11 NEW WESTMINST ndry,Storage i Course Nearby,Private Setting,Pr tve/DW,Garage Door Opener,Smo	vate Yard,Recreation Nearby,			
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Seatures: Bylaw Restric: .isting Broker(s):	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Allianc	TOWNSHIP 11 NEW WESTMINST ndry,Storage i Course Nearby,Private Setting,Pr tve/DW,Garage Door Opener,Smo e R.E.S. Dimensions	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor	Shopping Nearby	Dimen	
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s):	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Allianc <b>Type</b> Living Room	TOWNSHIP 11 NEW WESTMINST ndry,Storage <sup>i</sup> Course Nearby,Private Setting,Pr tve/DW,Garage Door Opener,Smo e R.E.S. <b>Dimensions</b> 18'1 x 12'	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main	Shopping Nearby <b>Type</b> Dressing Room	9'4 x 3'	'11
Igmt. Company: Complex / Subdiv: Gervices Connected: egal: Mennities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): Coor Iain	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Allianc <b>Type</b> Living Room Dining Room	TOWNSHIP 11 NEW WESTMINST hdry,Storage i Course Nearby,Private Setting,Private/DW,Garage Door Opener,Smo e R.E.S. Dimensions 18'1 x 12' 18'1 x 12'	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main	Shopping Nearby <b>Type</b> Dressing Room Bedroom	9'4 x 3' 11'7 x	'11 10'
Igmt. Company: Complex / Subdiv: Gervices Connected: egal: Mennities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s): Ioor Iain Iain	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Allianc <b>Type</b> Living Room Dining Room Family Room	TOWNSHIP 11 NEW WESTMINST ndry,Storage i Course Nearby,Private Setting,Pr tve/DW,Garage Door Opener,Smo e R.E.S. Dimensions 18'1 x 12' 18'1 x 12' 20'7 x 14'10	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main Main	Shopping Nearby <b>Type</b> Dressing Room Bedroom Bedroom	9'4 x 3' 11'7 x 11'2 x 5	'11 10' 9'7
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor flain flain flain flain	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Allianc <b>Type</b> Living Room Dining Room Family Room Kitchen	TOWNSHIP 11 NEW WESTMINST hdry,Storage i Course Nearby,Private Setting,Private tve/DW,Garage Door Opener,Smo e R.E.S. Dimensions 18'1 x 12' 18'1 x 12' 20'7 x 14'10 13'11 x 13'1	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main Main Main	Shopping Nearby <b>Type</b> Dressing Room Bedroom Bedroom Bedroom	9'4 x 3' 11'7 x 11'2 x 9 9'10 x 9	'11 10' 9'7 9'8
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Allianc <b>Type</b> Living Room Family Room Family Room Kitchen Eating Area	TOWNSHIP 11 NEW WESTMINST idry,Storage i Course Nearby,Private Setting,Private tve/DW,Garage Door Opener,Smo e R.E.S. Dimensions 18'1 x 12' 18'1 x 12' 20'7 x 14'10 13'11 x 13'1 12'5 x 10'	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main Main	Shopping Nearby <b>Type</b> Dressing Room Bedroom Bedroom	9'4 x 3' 11'7 x 11'2 x 5	'11 10' 9'7 9'8
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor Main Main Main Main Main Main	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Allianc <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Foyer	TOWNSHIP 11 NEW WESTMINST idry,Storage i Course Nearby,Private Setting,Private tve/DW,Garage Door Opener,Smo e R.E.S. Dimensions 18'1 x 12' 18'1 x 12' 20'7 x 14'10 13'11 x 13'1 12'5 x 10' 6'11 x 6'11	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main Main Main	Shopping Nearby <b>Type</b> Dressing Room Bedroom Bedroom Bedroom	9'4 x 3' 11'7 x 11'2 x 9 9'10 x 9	'11 10' 9'7 9'8
Igmt. Company: Complex / Subdiv: Services Connected: egal: umenities: Site Influences: Features: Sylaw Restric: isting Broker(s): loor lain lain lain lain lain	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Allianc <b>Type</b> Living Room Family Room Family Room Kitchen Eating Area	TOWNSHIP 11 NEW WESTMINST idry,Storage i Course Nearby,Private Setting,Private tve/DW,Garage Door Opener,Smo e R.E.S. Dimensions 18'1 x 12' 18'1 x 12' 20'7 x 14'10 13'11 x 13'1 12'5 x 10'	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main Main Main	Shopping Nearby <b>Type</b> Dressing Room Bedroom Bedroom Bedroom	9'4 x 3' 11'7 x 11'2 x 9 9'10 x 9	'11 10' 9'7 9'8
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Seatures: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Allianc <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Foyer	TOWNSHIP 11 NEW WESTMINST idry,Storage i Course Nearby,Private Setting,Private tve/DW,Garage Door Opener,Smo e R.E.S. Dimensions 18'1 x 12' 18'1 x 12' 20'7 x 14'10 13'11 x 13'1 12'5 x 10' 6'11 x 6'11	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main Main Main	Shopping Nearby <b>Type</b> Dressing Room Bedroom Bedroom Bedroom	9'4 x 3' 11'7 x 11'2 x 9 9'10 x 9'2 x 6'	'11 10' 9'7 9'8
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain Iain Iain Iain Iain Iain	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Allianc <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Foyer Primary Bedroom	TOWNSHIP 11 NEW WESTMINST hdry,Storage i Course Nearby,Private Setting,Private tve/DW,Garage Door Opener,Smo e R.E.S. Dimensions 18'1 × 12' 20'7 × 14'10 13'11 × 12' 20'7 × 14'10 13'11 × 13'1 12'5 × 10' 6'11 × 6'11 14'10 × 14'5	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main Main Main Main Main	Shopping Nearby <b>Type</b> Dressing Room Bedroom Bedroom Laundry	9'4 x 3' 11'7 x 11'2 x 9 9'10 x 9'2 x 6'	'11 10' 9'7 9'8 '9
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain lain lain	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Allianc <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Foyer Primary Bedroom 2,431 sqft	TOWNSHIP 11 NEW WESTMINST hdry,Storage i Course Nearby,Private Setting,Private tve/DW,Garage Door Opener,Smo e R.E.S. Dimensions 18'1 x 12' 18'1 x 12' 20'7 x 14'10 13'11 x 13'1 12'5 x 10' 6'11 x 6'11 14'10 x 14'5 # Of Rooms:	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main Main Main Main Main 12	Shopping Nearby Type Dressing Room Bedroom Bedroom Laundry Bathroom Floor	9'4 x 3' 11'7 x 11'2 x 9'10 x 9'2 x 6' # of Pieces	'11 10' 9'7 9'8 '9 <b>Ensuite?</b>
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: 	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Alliance Type Living Room Family Room Family Room Kitchen Eating Area Foyer Primary Bedroom 2,431 sqft 0 sqft	TOWNSHIP 11 NEW WESTMINST idry,Storage i Course Nearby,Private Setting,Private Setting,Priva	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main Main Main Main Main 12 12	Shopping Nearby Type Dressing Room Bedroom Bedroom Laundry Bathroom Floor Main	9'4 x 3' 11'7 x 11'2 x 9'10 x 9'2 x 6' <b># of Pieces</b> 4	111 10' 9'7 9'8 '9 <b>Ensuite?</b> Yes
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): loor Main Main Main Main Main Main Main Main	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Alliance Type Living Room Dining Room Family Room Kitchen Eating Area Foyer Primary Bedroom 2,431 sqft 0 sqft 0 sqft	TOWNSHIP 11 NEW WESTMINST idry,Storage i Course Nearby,Private Setting,Private tve/DW,Garage Door Opener,Smo e R.E.S. Dimensions 18'1 x 12' 18'1 x 12' 20'7 x 14'10 13'11 x 13'1 12'5 x 10' 6'11 x 6'11 14'10 x 14'5 # Of Rooms: # Of Kitchens: # Of Levels:	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main Main Main Main Main 12 12	Shopping Nearby   Type   Dressing Room   Bedroom   Bedroom   Laundry   Bathroom Floor   Main   Main	9'4 x 3' 11'7 x 11'2 x 9'10 x 9'2 x 6' <b># of Pieces</b> 4 4	111 10' 9'7 9'8 '9 <b>Ensuite?</b> Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LOT 1 SECTION 11 T Garden,In Suite Laur Central Location,Golf ClthWsh/Dryr/Frdg/S Sutton Group-Alliance Type Living Room Dining Room Family Room Kitchen Eating Area Foyer Primary Bedroom 2,431 sqft 0 sqft 0 sqft 0 sqft	TOWNSHIP 11 NEW WESTMINST idry,Storage i Course Nearby,Private Setting,Private tve/DW,Garage Door Opener,Smo e R.E.S. Dimensions 18'1 x 12' 18'1 x 12' 20'7 x 14'10 13'11 x 13'1 12'5 x 10' 6'11 x 6'11 14'10 x 14'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	vate Yard,Recreation Nearby, ke Alarm,Storage Shed Floor Main Main Main Main Main Main 12 12	Shopping Nearby   Type   Dressing Room   Bedroom   Bedroom   Laundry   Bathroom Floor   Main   Main	9'4 x 3' 11'7 x 11'2 x 9'10 x 9'2 x 6' <b># of Pieces</b> 4 4	111 10' 9'7 9'8 '9 <b>Ensuite?</b> Yes No

Perfectly FLAT residential acreage with NO creeks or easements. 2,431 sqft home has 4 Bedrooms, 3 Bathrooms, and LARGE living spaces. Close to all highways, shopping and amenities.

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